

DOWNTOWN COMMISSION RESULTS

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Tuesday, September 20, 2016
77 N. Front Street, STAT Room (Lower Level)

Planning Division
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Downtown Commission
Daniel J. Thomas (Staff)
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I. Attendance

Present: Otto Beatty, Jr. (Acting Chair); Michael Brown; Kyle Katz; Robert Loversidge; Mike Lusk; Jana Maniace; Danni Palmore

Absent: Steve Wittmann; Tedd Hardesty

City Staff: Daniel Thomas; Anthony Celebreze, Jr.; Daniel Blechschmidt, Ashley Senn, Brandan Hayes, Kelly Scocco

II. Approval of the August 23, 2016 Downtown Commission Meeting Results

Motion to approve

III. Conceptual Reviews

Case #1 16-9-1

7:45

Address: 255 S. High Street

Applicant: Crawford Hoying Development Partners, Nelson Yoder

Property Owner: Swan Super Cleaners

Design Professionals : DesignGroup, Michael Bongiorno and Liz Maso

Request:

Conceptual review for an eleven story building (apartments with ground floor retail and one level of structured parking underneath). The existing three story 255 S. High St. (Swan Cleaners) would be demolished. CC3359.05(C)1, 3359.23

Discussion

Mike Bongiorno – the existing Swan cleaners will be demolished to be replaced by a 120 unit residential structure with some ground level retail. Adjacent to the Beatty Bldg. (Lifestyle) just to the north and directly across from the new 250 High Street. Other vicinity neighbors include the Millennial Tower, the Lazarus Parking Garage. Appreciate both the major streets such as Front and High, but also minor streets, such as alleys – Cherry & Wall – project seeks to activate these minor streets. Anchoring the corner of Cherry & High will be retail. There will be amenity space such as tenant health along Cherry and a terrace on the top floor. Cherry Street has recently seen a public art project. High / Cherry “stub” can be developed as amenity. 7 units will overlook Wall Street. Elevation change from High to Wall will allow parking accessed from Wall. There will be 22 spaces. The height of the building will be 133 feet. 120,000 gross sq. ft. of space. 2,100 of this will be retail. There will be an amenity terrace on the west side of the 11th floor taking advantage of sunsets, fireworks and river views. A simple, nicely proportioned building is sought that will maximize daylight and

view. The building echoes some of the contemporary vocabulary of new buildings nearby – 250 High and Millennial Tower. The base will have a transparent feel. The building relates in height to 250, the Beatty and the Trautman in the immediate vicinity.

Materials – metal panel system of two colors, a warmer grey and a color to accent that. (rust color) Entry on High St. on the right side. Base of the building sloping down will be burnished concrete block.

OB – clarification on colors. A – can range between bronze and warm grey, will be finalized. OB – have you worked out an arrangement with the parking garage across Wall Street to allow for more parking? 120 units and only 22 spaces. A. – a lift system will be used that will increase number of parking to 40+. We are working with CDDC on adjacent parking garage. Perhaps adding another exit onto Wall Street to facilitate connection.

Mike Brown – status of Cherry Street in regards to art and to vehicular use. A – used now but future use is not certain. RL – this project really activates Cherry Street. Building looks great. I would like to see an elevation that puts it next to the LC project. Sort of in this rendering. Would be useful when you come back. Contrast with LC is nice and I like the fact that it is not another 5 story building. JM – encourage that you focus on the patio at High and Cherry as access point. I also like the way this complements the adjacent new construction. RL – I like the contrast. I also like the terrace but it comes off looking cold in the renderings. A – we're working on the details. We're working with Economic Development on Cherry Street, particularly if it is going to become a permanent pedestrian improvement. Access to garages is still needed for some of the new developments. Connection from High to Bicentennial Park is still a vision.

Result

Conceptual review only. No vote taken.

Case #2 16-9-2

23:20

Address: 333 West Broad Street - COSI (Central High School)

Applicant: COSI

Property Owner: City of Columbus, Public Services

Design Professional : COSI

Request:

Conceptual review for new LED sign at the northwest corner of Town Street and Washington Blvd. The proposed sign will be identical to the sign at the corner of W. Broad St. and Washington Blvd. CC3359.05(C)1)

Discussion

Staff briefed the Commission. COSI wishes to establish a better identity from the south side approach across the Rich / Town Street bridge. The new bridge effects the current traffic pattern from downtown. There is increased festival and Scioto Mile traffic. Since the existing land is City R.O.W. COSI doesn't quite know what is underneath in terms. KK – would like to move that this doesn't need to be conceptual. When actual determinations are made, staff should be directed to issue CoA administratively. DP - 2nd.

Result

Motion to approve the sign. (7-0)

IV. Request for Certificate of Appropriateness**Case #3 16-9-3****28:00**

Address: 381 East Main Street

Applicant: Lynsey Jordan – Permit Solutions, Inc.

Property Owner: McDonald's Corporation

Design Professionals: SiteSource Consultants (Engineer) & Williams Shepherd Architects

Request CC3359.05(C)1)

Certificate of Appropriateness review for alteration of existing McDonald's Restaurant.

CC3359.05(C)1)

Discussion

Staff – McDonald's exterior remodeling had been approved by the Commission in 2014 but was delayed because the owner had a new franchise elsewhere in Columbus. Since 2014 McDonald's has made thematic changes to the exterior design. LJ – material samples brought. The project is moving away from stone into red panels. The revised site will retain drive thrus and upgrade ADA. Brick will be repainted and EIFS added on the upper level.

KK – recalled from last time that a lot of focus had been on landscaping – has that changed? LJ - We're compliant with regs and will go further if asked. I don't think that that has changed. OB – visibility over plants is a concern. DJT – owner hopes to start the exterior remodeling in October. The old freestanding sign was also an issue in 2014. KK – not sure there is a problem with landscaping, looks fine to me. RL – there is a landscaping plan. Applicability of City's streetscape standards was discussed. This is an up and coming area in downtown. This is clearly a suburban McDonald's that has been translated downtown. This is an opportunity to make the site fit more in with downtown. If the streetscape standards apply then have this site fit in. OB – we should give developers notice ahead of time rather than do it in the middle of a project. RL – we should approve the building and revisit the standards. KK – move that we approve the building. If the landscaping is necessary then deal with it administratively. If not, we can revisit it. RL – 2nd.

Result

Motion to approve building remodeling. (7-0)

Case #4 16-9-4**39:30**

Address: 250 North Third Street

Ohio Pizza and Brew

Applicant (Business): Daniel Morgan, Behal Sampson Dietz Architects

Proprietor: Luke Edwards, Ohio Pizza and Brew

Design Professional: Daniel Morgan, Behal Sampson Dietz Architects

Property Owner: Joseph Polis / Joseph Polis / Frederick Simon

Request:

Certificate of Appropriateness for the installation of a new storefront system. . CC3359.05(C)1)

Discussion

Staff – was reviewed in June. Contextual images shown. Proprietor has hired licensed architect. DM - New color renderings distributed. Glass garage door roll ups have been replaced with storefront system. A lot of traffic in fall and winter due to Blue Jackets.

KK – there’s an opportunity to have some fun with the building, especially with visibility – to pop something. I don’t see it there right now. Color, material. DM – minimal block, the two buildings to the east have just recently been minimally improved. The approach is more subtle here too. The proprietor is working on purchasing this site and there might be more opportunity in the future. KK – I get it, it might not cost any more to do something fun here. ML – what about a bright red storefront. DM – I can bring that up. The real pop will be the new signage. Watercut aluminum sign with bright red contrasting on brick.

JM – could you do something to articulate the main entry? - Canopy or awning. DM – have explored that. Signs will be externally lit. On the larger sign there will be a down washing light. MB – motion to accept. DP – 2nd. MB – temporary , decent improvement. KK –could be 20 or 30 years.

Result

Move to approve (7-0) Non-binding suggestions related to storefront colors, canopy or awning.

VI. Requests for Certificate of Appropriateness for Advertising Murals

Case #5 16-9-5M

49:21

United Way Ad Mural

66 S. Third Street

Applicant: Orange Barrel Media

Property Owner: Capitol Square Ltd.

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of vinyl mesh advertising murals to be located on the north elevation at 66 S. Third St. Proposed mural – United Way - “You have the power to reduce poverty. MAKE YOUR MOMENT”. The Downtown Commission has previously approved numerous murals at this location, the current one being for Wright-Patt Credit Union.

CC3359.07(D)

Dimensions of mural: 29’W x 26’H Two dimensional, not lit

Term of installation: Seeking approval from October 1 through November 23, 2016

Area of mural: 754 sf

Approximate % of area that is text: 4.5%

Discussion

Motion to accept MB, DP 2nd.

Result

Motion to approve (7-0)

Case #6 16-9-6M

50:40

Maker's Mark ad mural

Address: 64 E. Broad Street

Applicant: Orange Barrel Media

Property Owner: KT Partners LLC

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the east elevation of 64 E. Broad Street. Proposed mural — Maker's Mark - "Delicious in Manhattan or in Columbus". There have been numerous murals at this site, the last being for Scotts Miracle Gro. CC3359.07(D).

Dimensions of mural: 25'W x 35'H, two dimensional, non lit

Term of installation: Seeking approval from Sept. 23, 2016 through January 5, 2017

Area of mural: 875 sf

Approximate % of area that is text: 4%

Discussion

KK – move to accept, DP – 2nd JM – thought that the Commission was trying to move away from strict ads at around Capitol Square, move towards community oriented murals. JB – we understand and will move to comply, had new staff working on project.

Result

Motion to approve (4-2) Maniace, Loversidge

Case #7 16-9-7M

52:40

Maker's Mark ad mural

Address: 145 N. High Street

Applicant: Orange Barrel Media

Property Owner: Brunson Building LLC

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation of 145 N. High Street. Proposed mural — Maker's Mark - "Red has always been our favorite color". There have been numerous murals at this site, the last being for Scotts Miracle Gro. CC3359.07(D).

Dimensions of mural: 20'W x 80'H, two dimensional, non lit

Term of installation: Seeking approval from September 23, 2016 through January 5, 2017

Area of mural: 1600 sf

Approximate % of area that is text: 4.2%

including label: 9%

Discussion

JB – realize that there are some Commissioners who don't like any ad mural at this location. We've lowered the mural. Red wax top of the bottle is played up. RL – likes this one, but not on this building. MK – can't do dimensionals on this building anymore, people are living behind the wall. KK – move to accept. OB – 2nd.

Result

Motion to approve. (4-2) Maniace, Loversidge

Case #8 16-9-8M

56:15

Maker's Mark ad mural

106 N. High Street

Applicant: Orange Barrel Media

Property Owner: 106 North High Street LLC (The Atrium Lofts)

Design Professional: Orange Barrel Media

Request:

Extension of term of existing ad mural. Design review and approval for installation of a vinyl mesh advertising mural located on the north elevation at 106 N. High Street. Proposed mural – Maker's Mark – "Welcome to Deliciousville. Pop 3." occurred at the February 2016 Downtown Commission meeting. CC3359.07(D).

Maker's Mark wishes to extend this location to cover the holiday season. Other sites have also been included.

Dimensions of mural: 45'3"W x 90'6"H Two dimensional, non lit

Term of installation: Seeking approval through January 5, 2017, from March 2016

Area of mural: 4,095 sf

Approximate % of area that is text: 5%

Discussion

Extension of term of existing ad mural. KK – move to accept. ML – 2nd

Result

Move to approve (6-0)

VII. Business / Discussion

Harrison Smith Award

Public Forum

Staff Certificates of Appropriateness have been issued since last notification (August 18, 2016)

1. 630 E. Broad St. – Monument Sign
2. 266 N. Fourth St. – Signs
3. 35 W Spring St.- Apple AM –Lamar (Marriott)

4. 285 N Front St. (rear) OB - Apple iPhone AM
5. 43 W Long St. - Apple iPhone AM – OB
6. 60 E Long St.- Apple iPhone AM - OB
7. 15 W Cherry St. –Apple iPhone AM - Outfront
8. 225 E. Broad St. – Roofing
9. 70 Goodale St. – Sign replacement
10. 88 E Broad St. (Third St frontage) – Sign replacement
11. 22 E State St. – 5th/3rd Building – move existing banners
12. 289 Nagten St. – Antenna replacement on existing tower
13. 165-171 Fourth St. – Sidewalk café referral – Elevator
14. 65 S. Fourth – Rooftop antenna replacement
15. 390-400 W. Nationwide Blvd. – Signage
16. 51 S Washington Ave. – Maintenance & paint – parking garage

Note: Next meeting will be on October 18, the third Tuesday of the month (four weeks away).

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.

1:02:00